

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****APRIL 6, 2011**

APPEAL #19061 – Elizabeth Weiss, variances 70-41 and 70-208.F to permit and alteration and addition to an existing one-family dwelling with established insufficient lot area into a required side yard setback; S/side #102 Harbor Hill Dr., 180.26' W/of Warwick Pl., Port Washington, Sec. 4, Blk. 16, Lot 7, R-B District.

GRANTED

APPEAL #19062 – Ken Cheng, R.A./V. Sharma, variance 70-39.C to permit an alteration and addition to a single family dwelling exceeding the permitted gross floor area; W/side #13 Solar Ln., 202.86' N/of Lydia Ct., Albertson, Sec. 7, Blk. 269, Lot 21, R-B District.

CONTINUED

APPEAL #19063 – Barbara Buttermann, variance 70-100.B to permit the maintenance of a detached garage in a required side yard setback, S/side #420 Hillside Drive South, 463.29' W/of Stanwood Rd., New Hyde Park, Sec. 9, Blk. 510, Lot 6, R-C District.

GRANTED

APPEAL #19064 – Michael Thomas, variances 70-102.C(1) and 70-100.2.A to permit the maintenance of an above ground pool and fence into a required front, side, and rear yard setback, E/side #224 Wright St., 275' S/of Broadway, Westbury, Sec. 11, Blk. 41, Lot 16, R-C District.

ADJOURNED

APPEAL #19065 – Minsoo Hyun, R.A./Jog Kim, variances 70-223.D, 70-47.B, 70-47.1.B, 70-51.E and 70-103.A.1 to permit the maintenance of a two family dwelling with insufficient lot area, lot width, side yards, and off-street parking; W/side #3 First St., 100.96' N/of Waldo St., Greenvale, Sec.19, Blk. 2, Lot 17, R-C District.

CONTINUED

APPEAL #19066 – Juan Benitez, variance 70-100.1.B, 70-100.2.A(4), 70-102(5)b, 70-40.C, and 70-101.B to permit the maintenance of a fence, pool, shed and porch in a required front, side and rear yard setback; N/E/cor. #337 Nassau Blvd. and Bedford Ave., Garden City Park, Sec. 33, Blk. 516, Lot 1, R-B District.

GRANTED WITH CONDITIONS

APPEAL #19067 – Grammas Consultants/Luis Arroyo/7-11, conditional use 70-126.F to permit the conversion of an existing service station into a convenience store; N/W/cor. #285 Old Country Rd., and Lindbergh Rd., Carle Place, Sec. 10, Blk. 47, Lot 68, B-A District.

CONTINUED

APPEAL #19068 – Cumberland Farm Group of Companies/Gulf, variances 70-196.K(4) and 70-229.A to permit the erection of ground signs exceeding the permitted square footage and total number of signs allowable under town code, N/E/cor. #31 Northern Blvd., and Nassau Rd., Great Neck, Sec. 2, Blk. 51, Lot 194, B-A District.

RESERVED DECISION

APPEAL #19069 –Country Glen, L.L.C. (New Balance), variance 70-196.J(1)(f) to permit the erection of a wall sign exceeding the permitted height above ground, N/W/cor. 127 Old Country Rd. and Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27-28, I-B District.

GRANTED

ADJOURNED CASES

APPEAL #19040.A – Archerfield Partners VI Inc./Five Guys Burgers, conditional use 70-187 to permit the conversion of a commercial space to a fast food use with insufficient parking; N/side #223 Old Country Rd., 878.47' E/of Glen Cove Rd., Carle Place, Sec. 10, Blk. N, Lots 280-281, I-B District.

GRANTED WITH CONDITIONS

APPEAL #19040.B - Archerfield Partners VI Inc./Five Guys Burgers, variance 70-103 to permit the conversion of a commercial space to a fast food use with insufficient parking; N/side #223 Old Country Rd., 878.47' E/of Glen Cove Rd., Carle Place, Sec. 10, Blk. N, Lots 280-281 I-B District.

GRANTED WITH CONDITIONS

REOPENED CASE

APPEAL #19039 – Country Glen, L.L.C., variance 70-196.J(1)(b)&(f) to permit the erection of signs not in compliance with Town Code; N/W/cor. #125 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lots 27-28, I-B District.

GRANTED